

COMM AT NW COR OF NE1/4 OF NE1/4  
 FT TO S R/W LINE MERSHON RD, RUN  
 308.04 FT FOR POB, CONT SE ALONG

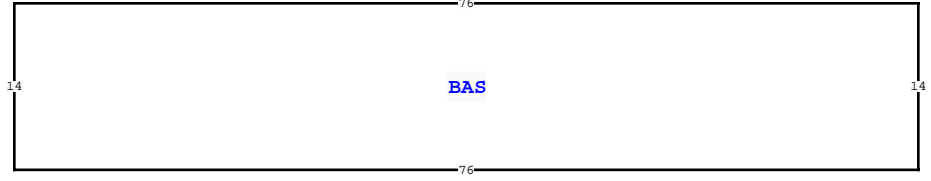
YOUR TRUSTEE OF THE NW MERSHON STREET LAND TRUST #  
 2420 TAYLOR ROAD SOUTH  
 AUBURNDALE, FL 33823

**2026**

30-2S-17-04797-003  


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architctual Units	01	CONV 100 0 100
Quality	05	05
DOR CODE	5000 IMPROVED AG	
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	30217.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,064	100
TOTALS	1,064	1,064

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2008								
				Heated Area: 1064			HX Base Yr 2008				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			28,064
TOTAL MARKET OB/XF VALUE			9,244
TOTAL LAND VALUE - MARKET			47,680
TOTAL MARKET VALUE			47,870
SOH/AGL Deduction			21,975
ASSESSED VALUE			25,895
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			895
TOTAL JUST VALUE			84,988
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,048

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2767	4/24/2026	WD Q	Q	I	01	89,900
GRANTOR: RENOVATION RHINO CORP						
GRANTEE: YOUR TRUSTEE OF THE						
1563/2790	3/20/2026	WD Q	Q	I	01	40,000
GRANTOR: COOK LORNE D						
GRANTEE: RENOVATION RHINO CO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0255	MBL HOME S	0 100	12	56	672.00	UT	1.00	1.00	100	2005
2	0255	MBL HOME S	0 100	12	56	672.00	UT	1.00	1.00	100	2005
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	100	2010

TOTAL OB/XF											
9,244											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC	
2	5400	A	TIMBER 1	0		A-1	0.00	0.00	3.96	AC	
3	9910	M	MKT. VAL. AG	0			0.00	0.00	4.96	AC	

BUILDING NOTES											
BAS= W76 S14 E76 N14\$.											

BUILDING DIMENSIONS											
BAS= W76 S14 E76 N14\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC	
2	5400	A	TIMBER 1	0		A-1	0.00	0.00	3.96	AC	
3	9910	M	MKT. VAL. AG	0			0.00	0.00	4.96	AC	